

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION



And when recorded, mail to:  
SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

28

Project: P05-0777  
APN: 257-050-003, 004, 006  
& 257-100-001

**LL- P05-0776**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner: Highgrove 132, LLC, a Limited Liability Company

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the FOUR parcels of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: [Signature] 2-22-06  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 2-22-06, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

Jeffrey A. Belier  
Name(s) of Signer(s)

personally known to me -OR  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# LLA P05-0776

## EXHIBIT "A"

(PARCEL "A")

THAT PORTION OF LOTS 12 AND 13, OF VIVIENDA RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL & WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2, SOUTH, RANGE 4, WEST, SAN BERNADINO MERIDIAN, THENCE FROM SAID SECTION CORNER; SOUTH 89°54'44" EAST ALONG THE AFORE MENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET; THENCE SOUTH 35°24'16" WEST, 107.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°08'09" EAST, 564.51 FEET; THENCE SOUTH 89°51'51" WEST, 315.93 FEET; THENCE SOUTH 68°47'10" WEST, 40.28 FEET; THENCE NORTH 21°12'50" WEST, 81.43 FEET TO THE MOST NORTHERLY CORNER OF AFORE MENTIONED LOT 12; THENCE CONTINUING, ALONG WESTERLY LINE OF LOT 13 THE FOLLOWING DESCRIBED COURSES; NORTH 00°13'44" WEST, 170.17 FEET; NORTH 34°04'16" EAST, 97.15 FEET; NORTH 61°34'16" EAST, 248.15 FEET; NORTH 40°06'16" EAST, 135.00 FEET; NORTH 35°24'16" EAST, 39.13 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.44 ACRES MORE OR LESS.

(PARCEL "B")

THAT PORTION OF LOTS 11, 12 AND 13, OF VIVIENDA RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN MAP BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH AND LOTS 15 & 16 IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AS SHOWN ON MAP OF EAST RIVERSIDE LAND COMPANY FILED IN MAP BOOK 6, PAGE 44 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL & WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2, SOUTH, RANGE 4, WEST, SAN BERNADINO MERIDIAN, THENCE FROM SAID SECTION CORNER; SOUTH 89°54'44" EAST ALONG THE AFORE MENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET; THENCE SOUTH 35°24'16" WEST, 107.69 FEET; THENCE SOUTH 00°08'09" EAST, 564.61 FEET; TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°51'51" EAST, 315.93 FEET; THENCE SOUTH 68°47'10" WEST, 40.28 FEET; THENCE NORTH 21°12'50" WEST, 81.43 FEET TO THE MOST NORTHERLY CORNER OF AFORE MENTIONED LOT 12; THENCE CONTINUING, ALONG WESTERLY LINE OF LOT 12 THE FOLLOWING DESCRIBED COURSES; SOUTH 68°43'16" WEST, 180.00 FEET; NORTH 88°27'44" WEST, 120.00 FEET; SOUTH 56°06'16" WEST, 59.40 FEET; SOUTH 43°45'16" WEST, 137.00 FEET; SOUTH 24°20'16" WEST, 235.00 FEET; SOUTH 32°40'16" WEST, 100.00 FEET; SOUTH 49°31'16" WEST, 290.00 FEET; SOUTH 43°01'16" WEST, 385.00 FEET; SOUTH 27°01'16" WEST, 100.00 FEET; SOUTH 12°20'16" WEST, 100.00 FEET; SOUTH 80°01'44" EAST, 52.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 12, THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 12 THE FOLLOWING DESCRIBED COURSES; NORTH 36°51'16" EAST, 90.00 FEET; NORTH 64°24'16" EAST, 150.00 FEET; NORTH 22°56'16" EAST, 100.00 FEET; NORTH 40°04'16" EAST, 200.00 FEET; NORTH 56°16'16" EAST, 47.45 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 15; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 15 & 16, SOUTH 89°28'43" EAST, 935.44 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 16; THENCE SOUTH 89°37'08" EAST, 134.16 FEET; THENCE NORTH 00°08'09" WEST, 698.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 16.64 ACRES MORE OR LESS.

24011 A LL-LLA  
PARCEL "B"  
11-22-05

LL-F05-0776

(PARCEL "C")

THAT PORTION OF LOTS 11 AND 13, OF VIVIENDA RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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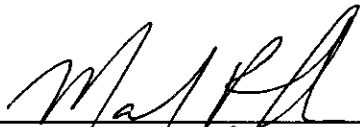
CONTAINING 21.32 ACRES MORE OR LESS.

(PARCEL "D")

THAT PORTION OF LOTS 11 AND 13, OF VIVIENDA RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL & WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2, SOUTH, RANGE 4, WEST, SAN BERNADINO MERIDIAN, THENCE FROM SAID SECTION CORNER; SOUTH 89°54'44" EAST ALONG THE AFORE MENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET; THENCE SOUTH 35°24'16" WEST, 107.69 FEET; THENCE SOUTH 00°08'09" EAST, 739.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 50°28'58" EAST, 104.99 FEET; THENCE NORTH 89°51'51" EAST, 571.94 FEET; THENCE SOUTH 29°22'38" EAST, 103.68 FEET TO THE SOUTHERLY LINE OF SAID LOT 11; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 11 THE FOLLOWING DESCRIBED COURSES, SOUTH 29°20'16" WEST, 293.60 FEET; SOUTH 82°53'16" WEST, 223.20 FEET; SOUTH 61°22'16" WEST, 88.10 FEET; SOUTH 09°05'44" EAST, 171.00 FEET; SOUTH 62°11'16" WEST, 186.00 FEET; NORTH 42°40'44" WEST, 100.00 FEET; SOUTH 67°10'16" WEST, 95.70 FEET; NORTH 44°22'44" WEST, 100.00 FEET; NORTH 16°03'44" WEST, 110.69 FEET; THENCE DEPARTING FROM SAID SOUTHERLY LINE AND CONTINUING, SOUTH 89°37'08" EAST, 134.16 FEET; THENCE NORTH 00°08'09" WEST, 523.89 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.47 ACRES MORE OR LESS.

  
MARK P. PFEILER L.S. 5959  
EXPIRES: 12-31-06

11/29/05  
DATE



24011-A-111A  
PARCEL "D"  
11-22-05

LL-POS-0776

FD. NAIL & WASHER STAMPED RIVERSIDE SURVEYOR, NW CORNER SEC. 16, FLUSH, W/ 4 CN. & TIN TIES. NO REF. ACCEPTED AS NW CORNER SEC. 16. T2S., R4W.

N 89°54'44" W  
20.20'

N 89°54'44" W  
82.80'

PALMITA AVE

L20

PARCEL "C"  
M.B. 2 / 3B

16

PCL "C"  
T.P.O.B.

PCL "A"  
T.P.O.B.

PARCEL "A"

PARCEL "B"

PCL "B"  
T.P.O.B.

PARCEL "D"T.P.O.B.

PARCEL "D"

PARCEL 3  
FIRST AMERICAN TITLE COMPANY  
ORDER NO. RRI-1200752  
DATED: OCTOBER 17, 2003

LOT 16  
SECTION 17, T2S, R4W.

LOT 16  
SECTION 17, T2S, R4W.

N89°28'43"W

S'LY LINE OF LOTS 15 & 16  
SECTION 17, T2S, R4W.

FINAL ORDER OF CONDEMNATION FOR  
PIPE LINES ETC., PER INSTRUMENT NO.  
125187 O.R., RECORDED NOVEMBER 1,  
1971

FUTURE ROAD

VIVENDA RANCH



*Mark P. Pfeiler*

MARK P. PFEILER, L.S. 5959  
EXPIRES 12-31-06

11/29/05  
DATE

SCALE: 1" = 300'

SEE SHEET 2 FOR LINE AND CURVE DATA

- LEGEND**
- x — LOT LINE TO BE REMOVED
  - - - - - PROPOSED LOT LINE
  - — — — — LOT LINE TO REMAIN
  - ..... NOT A PART PARCEL LINES

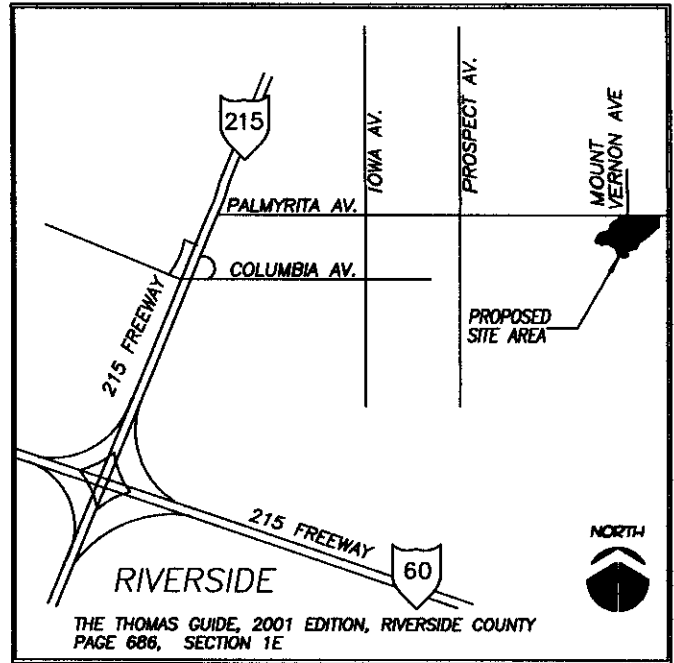
**PFEILER & ASSOCIATES ENGINEERS, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**

660 N. Diamond Bar Blvd. Suite 100, Diamond Bar, Ca 91765  
Telephone (909) 860-5850 Fax (909) 860-3967

PLAT FOR  
LOT LINE ADJUSTMENT  
**LLA P05-0776**  
RIVERSIDE, CALIFORNIA.

SHEET 1 OF 2

NUMBER	DIRECTION	DISTANCE
L1	S 44°22'44" E	100.00'
L2	S 67°10'16" W	95.70'
L3	S 42°40'44" E	100.00'
L4	N 62°11'16" E	186.00'
L5	N 09°05'44" W	171.00'
L6	N 61°22'16" E	88.10'
L7	N 82°53'16" E	223.20'
L8	S 29°20'16" W	293.60'
L9	N 55°52'16" E	125.00'
L10	N 37°28'20" W	197.95'
L11	S 68°42'16" W	150.20'
L12	N 47°01'16" E	145.35'
L13	S 59°04'16" W	97.40'
L14	N 42°33'16" E	39.20'
L15	S 23°29'16" W	72.95'
L16	N 44°58'16" E	145.95'
L17	S 55°04'16" W	124.60'
L18	N 79°09'44" W	313.75'
L19	N 54°24'44" W	182.77'
L20	S 89°54'44" E	912.25'
L21	S 35°24'16" W	107.69'
L22	S 40°06'16" W	135.00'
L23	S 61°34'16" W	248.15'
L24	S 34°04'16" W	97.15'
L25	S 00°13'44" E	170.17'
L26	S 68°43'16" W	180.00'
L27	N 88°27'44" W	120.00'
L28	S 56°06'16" W	59.40'
L29	S 43°45'16" W	137.00'
L30	N 24°20'16" E	235.00'
L31	N 32°40'16" E	100.00'
L32	S 49°31'16" W	290.00'
L33	S 43°01'16" W	385.00'
L34	N 27°01'16" E	100.00'
L35	N 12°20'16" E	100.00'
L36	S 80°01'44" E	52.00'
L37	S 36°51'16" W	90.00'
L38	N 64°24'16" E	150.00'
L39	S 22°56'16" W	100.00'
L40	N 40°04'16" E	200.00'
L41	S 56°16'16" W	47.45'
L42	N 89°28'43" W	935.44'
L43	N 16°03'44" W	110.69'
L44	S 89°37'08" E	134.16'
L45	N 00°08'09" W	523.89'
L46	S 50°28'58" E	104.99'
L47	N 89°51'51" E	571.94'
L48	S 29°22'38" E	103.68'
L49	N 00°08'09" W	739.12'
L50	N 89°51'51" E	315.93'
L51	S 68°47'10" W	40.28'
L52	S 21°12'50" E	81.43'
L53	N 00°08'09" W	564.51'
L54	N 53°50'10" E	191.37'
L55	S 35°24'16" W	39.13'
L56	N 54°24'44" W	2.93'
L57	N 00°08'09" W	698.50'



**VICINITY MAP**  
NO SCALE



*Mark P. Pfeiler*  
 MARK P. PFEILER L.S. 5959  
 EXPIRES 12-31-06  
 DATE 11/29/05  
 12-8 13-7  
 27-2 28-1

SHEET 2 OF 2

**PFEILER & ASSOCIATES ENGINEERS, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**

660 N. Diamond Bar Blvd. Suite 100, Diamond Bar, Ca 91765  
 Telephone (909) 860-5850 Fax (909) 860-3967

PLAT FOR  
 LOT LINE ADJUSTMENT  
**LLA P05-0716**  
 RIVERSIDE, CALIFORNIA.



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION



And when recorded, mail to:

SURVEYOR

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

Project: P05-0777

APN: 257-050-003, 004, 006

& 257-100-001

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		7						
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

**LL- P05-0776**

**This document is being recorded to correct the legal description in Certificate of Compliance for Lot Line Adjustment issued by the City of Riverside, recorded March 3, 2006, as Instrument No. 156950**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT



28

Property Owner: Highgrove 132, LLC, a Limited Liability Company

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the FOUR parcels of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcels comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By:  3.21.06  
PRINCIPAL PLANNER DATE

for

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On March 23, 2006 before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

Don Dinkel  
Name(s) of Signer(s)

personally known to me -OR  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# LLA P05-0776

## EXHIBIT "A"

(PARCEL "A")

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CONTAINING 3.41 ACRES MORE OR LESS.

(PARCEL "B")

THAT PORTION OF LOTS 11, 12 AND 13, OF VIVIENDA RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN MAP BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH AND LOTS 15 & 16 IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AS SHOWN ON MAP OF EAST RIVERSIDE LAND COMPANY FILED IN MAP BOOK 6, PAGE 44 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL & WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2, SOUTH, RANGE 4, WEST, SAN BERNADINO MERIDIAN, THENCE FROM SAID SECTION CORNER; SOUTH 89°54'44" EAST ALONG THE AFORE MENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET; THENCE SOUTH 35°24'16" WEST, 107.69 FEET; THENCE SOUTH 00°08'09" EAST, 561.51 FEET; TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89°51'51" WEST, 327.61 FEET; THENCE SOUTH 68°47'10" WEST, 30.46 FEET; THENCE NORTH 21°12'50" WEST, 74.43 FEET TO THE MOST NORTHERLY CORNER OF AFORE MENTIONED LOT 12; THENCE CONTINUING, ALONG WESTERLY LINE OF LOT 12 THE FOLLOWING DESCRIBED COURSES; SOUTH 68°43'16" WEST, 180.00 FEET; NORTH 88°27'44" WEST, 120.00 FEET; SOUTH 56°06'16" WEST, 59.40 FEET; SOUTH 43°45'16" WEST, 137.00 FEET; SOUTH 24°20'16" WEST, 235.00 FEET; SOUTH 32°40'16" WEST, 100.00 FEET; SOUTH 49°31'16" WEST, 290.00 FEET; SOUTH 43°01'16" WEST, 385.00 FEET; SOUTH 27°01'16" WEST, 100.00 FEET; SOUTH 12°20'16" WEST, 100.00 FEET; SOUTH 80°01'44" EAST, 52.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 12, THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 12 THE FOLLOWING DESCRIBED COURSES; NORTH 36°51'16" EAST, 90.00 FEET; NORTH 64°24'16" EAST, 150.00 FEET; NORTH 22°56'16" EAST, 100.00 FEET; NORTH 40°04'16" EAST, 200.00 FEET; NORTH 56°16'16" EAST, 47.45 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 15; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 15 & 16, SOUTH 89°28'43" EAST, 935.44 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 16; THENCE SOUTH 89°37'08" EAST, 134.16 FEET; THENCE NORTH 00°08'09" WEST, 701.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 16.67 ACRES MORE OR LESS.

2011  
PAGE 1  
11/18

LL-POS-0776

(PARCEL "C")

THAT PORTION OF LOTS 11 AND 13, OF VIVIENDA RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL & WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2, SOUTH, RANGE 4, WEST, SAN BERNADINO MERIDIAN, THENCE FROM SAID SECTION CORNER; SOUTH 89°54'44" EAST ALONG THE AFORE MENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG THE AFORE MENTIONED CENTERLINE OF PALMYRITA AVENUE, SAID CENTERLINE ALSO BEING THE NORTH LINE OF SAID LOT 13, SOUTH 89°54'44" EAST, 866.98 FEET; THENCE SOUTH 54°24'44" EAST, 194.80 FEET; THENCE SOUTH 79°09'44" EAST, 314.10 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 13; THENCE CONTINUING, ALONG THE SOUTHERLY LINE OF SAID LOT 13 THE FOLLOWING DESCRIBED COURSES; SOUTH 63°22'16" WEST, 146.15 FEET; SOUTH 55°04'16" WEST, 124.60 FEET; SOUTH 44°50'16" WEST, 148.95 FEET; SOUTH 23°29'16" WEST, 73.95 FEET; SOUTH 42°33'16" WEST, 39.20 FEET; SOUTH 59°04'16" WEST, 97.40 FEET; SOUTH 47°01'16" WEST, 148.95 FEET; SOUTH 63°42'16" WEST, 154.58 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 11; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11, SOUTH 37°28'20" EAST, 226.26 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 11; THENCE ALONG THE SOUTH LINE OF SAID LOT 11, SOUTH 55°52'16" WEST, 125.00 FEET; THENCE, LEAVING SAID SOUTHERLY LINE OF LOT 11, NORTH 29°22'38" WEST, 109.41 FEET; THENCE SOUTH 89°51'51" WEST, 575.17 FEET; THENCE NORTH 50°28'58" WEST, 97.16 FEET; THENCE NORTH 00°08'09" WEST, 739.12 FEET; THENCE NORTH 35°24'16" EAST, 107.69 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 20.25 ACRES MORE OR LESS.

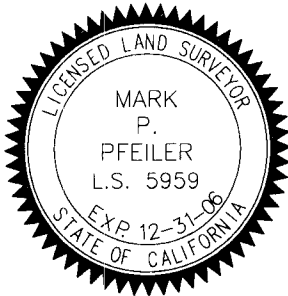
LL-POS-0776

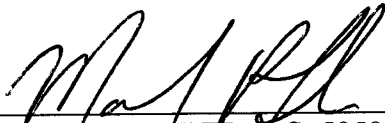
(PARCEL "D")

THAT PORTION OF LOTS 11 AND 13, OF VIVIENDA RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

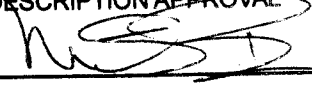
BEGINNING AT A NAIL & WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2, SOUTH, RANGE 4, WEST, SAN BERNADINO MERIDIAN, THENCE FROM SAID SECTION CORNER; SOUTH 89°54'44" EAST ALONG THE AFORE MENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET; THENCE SOUTH 35°24'16" WEST, 107.69 FEET; THENCE SOUTH 00°08'09" EAST, 739.12 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 50°28'58" EAST, 97.16 FEET; THENCE NORTH 89°51'51" EAST, 575.17 FEET; THENCE SOUTH 29°22'38" EAST, 109.41 FEET TO THE SOUTHERLY LINE OF SAID LOT 11; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 11 THE FOLLOWING DESCRIBED COURSES, SOUTH 29°20'16" WEST, 293.60 FEET; SOUTH 82°53'16" WEST, 223.20 FEET; SOUTH 61°22'16" WEST, 88.10 FEET; SOUTH 09°05'44" EAST, 171.00 FEET; SOUTH 62°11'16" WEST, 186.00 FEET; NORTH 42°40'44" WEST, 100.00 FEET; SOUTH 67°10'16" WEST, 95.70 FEET; NORTH 44°22'44" WEST, 100.00 FEET; NORTH 16°03'44" WEST, 110.69 FEET; THENCE DEPARTING FROM SAID SOUTHERLY LINE AND CONTINUING, SOUTH 89°37'08" EAST, 134.16 FEET; THENCE NORTH 00°08'09" WEST, 523.89 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 7.53 ACRES MORE OR LESS.



  
MARK P. PFEILER L.S. 5959  
EXPIRES: 12-31-06.

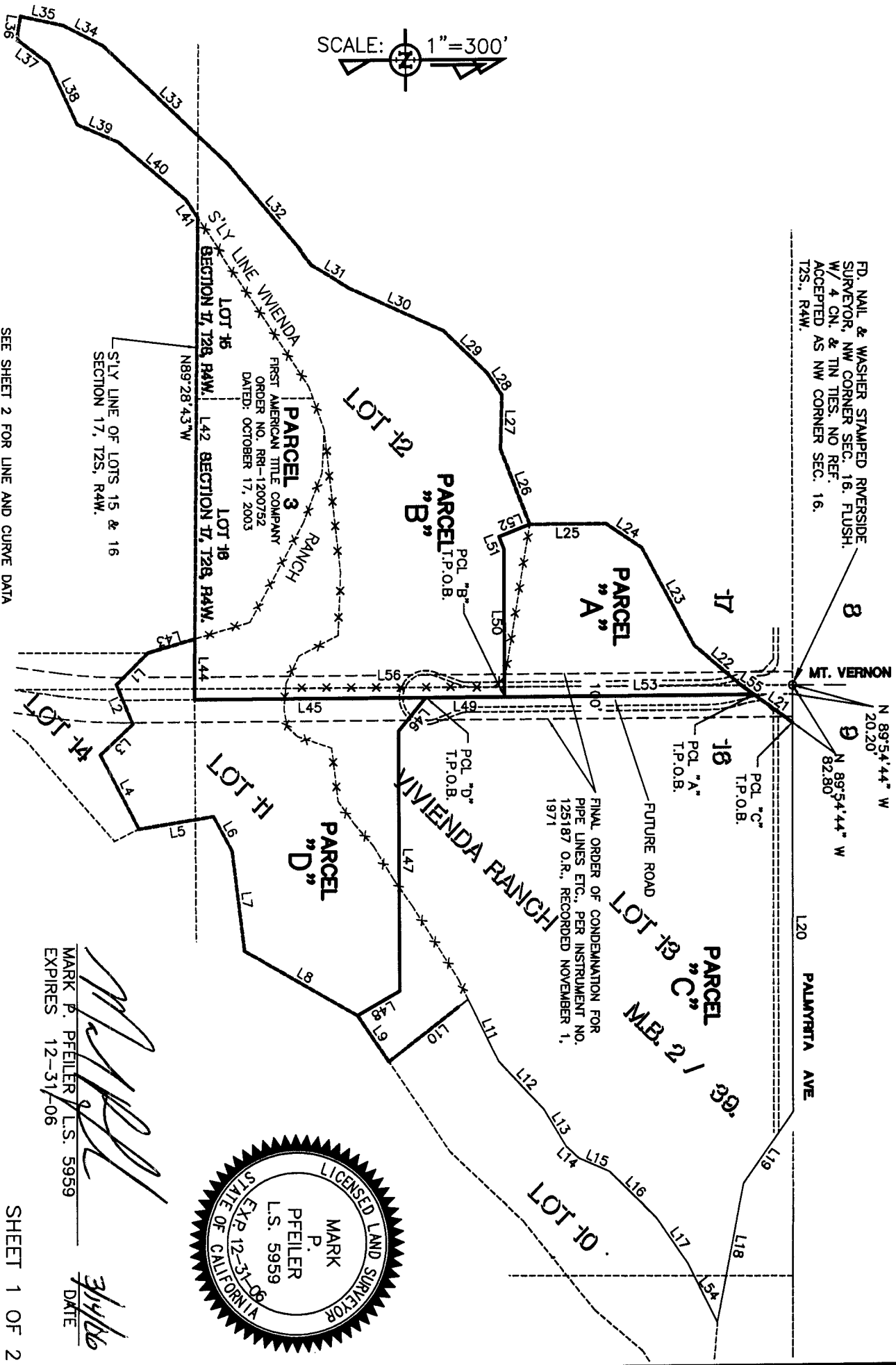
3/14/06  
DATE

DESCRIPTION APPROVAL  
  
MARK S. BROWN  
CITY SURVEYOR  
DATE 3/21/06

2007 APR 11 10:00 AM  
RIVERSIDE COUNTY RECORDER  
OFFICE

SCALE: 1" = 300'

FD. NAIL & WASHER STAMPED RIVERSIDE SURVEYOR, NW CORNER SEC. 16, FLUSH. W/ 4 CN. & TIN TIES, NO REF. ACCEPTED AS NW CORNER SEC. 16, T2S., R4W.



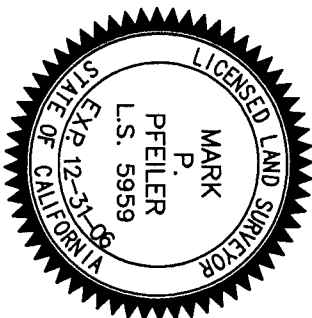
**LEGEND**  
 \*---\* LOT LINE TO BE REMOVED  
 --- LOT LINE TO REMAIN  
 --- NOT A PART PARCEL LINES

SEE SHEET 2 FOR LINE AND CURVE DATA

**PFEILER & ASSOCIATES ENGINEERS, INC.**

**CIVIL ENGINEERING & LAND SURVEYING**  
 660 N. Diamond Bar Blvd. Suite 100, Diamond Bar, Ca 91765  
 Telephone (909) 860-5850 Fax (909) 860-3967

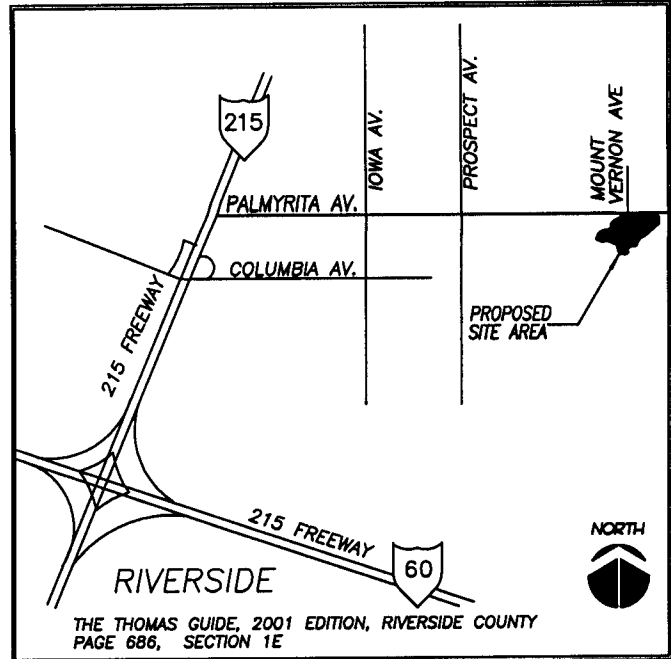
*Mark P. Pfeiler*  
 MARK P. PFEILER L.S. 5959  
 EXPIRES 12-31-06  
 DATE *3/14/06*



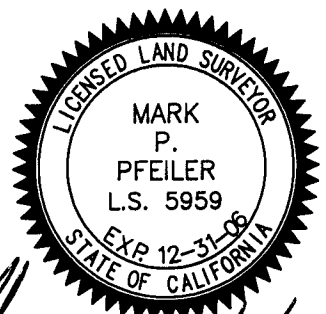
SHEET 1 OF 2

PLAT FOR  
 LOT LINE ADJUSTMENT  
**LIA P05-0776**  
 RIVERSIDE, CALIFORNIA.

NUMBER	DIRECTION	DISTANCE
L1	S 44°22'44" E	100.00'
L2	S 67°10'16" W	95.70'
L3	S 42°40'44" E	100.00'
L4	N 62°11'16" E	186.00'
L5	N 09°05'44" W	171.00'
L6	N 61°22'16" E	88.10'
L7	N 82°53'16" E	223.20'
L8	S 29°20'16" W	293.60'
L9	N 55°52'16" E	125.00'
L10	N 37°28'20" W	226.26'
L11	S 63°42'16" W	154.58'
L12	N 47°01'16" E	148.95'
L13	S 59°04'16" W	97.40'
L14	N 42°33'16" E	39.20'
L15	S 23°29'16" W	73.95'
L16	N 44°50'16" E	148.95'
L17	S 55°04'16" W	124.60'
L18	N 79°09'44" W	314.10'
L19	N 54°24'44" W	194.80'
L20	S 89°54'44" E	866.98'
L21	S 35°24'16" W	107.69'
L22	S 40°06'16" W	135.00'
L23	S 61°34'16" W	248.15'
L24	S 34°04'16" W	97.15'
L25	S 00°13'44" E	170.17'
L26	S 68°43'16" W	180.00'
L27	N 88°27'44" W	120.00'
L28	S 56°06'16" W	59.40'
L29	S 43°45'16" W	137.00'
L30	N 24°20'16" E	235.00'
L31	N 32°40'16" E	100.00'
L32	S 49°31'16" W	290.00'
L33	S 43°01'16" W	385.00'
L34	N 27°01'16" E	100.00'
L35	N 12°20'16" E	100.00'
L36	S 80°01'44" E	52.00'
L37	S 36°51'16" W	90.00'
L38	N 64°24'16" E	150.00'
L39	S 22°56'16" W	100.00'
L40	N 40°04'16" E	200.00'
L41	S 56°16'16" W	47.45'
L42	N 89°28'43" W	935.44'
L43	N 16°03'44" W	110.69'
L44	S 89°37'08" E	134.16'
L45	N 00°08'09" W	523.89'
L46	S 50°28'58" E	97.16'
L47	N 89°51'51" E	575.17'
L48	S 29°22'38" E	109.41'
L49	N 00°08'09" W	739.12'
L50	N 89°51'51" E	327.61'
L51	S 68°47'10" W	30.46'
L52	S 21°12'50" E	74.43'
L53	N 00°08'09" W	561.51'
L54	N 63°22'16" E	146.15'
L55	S 35°24'16" W	39.13'
L56	N 00°08'09" W	701.50'



**VICINITY MAP**  
NO SCALE



*Mark P. Pfeiler*  
 MARK P. PFEILER L.S. 5959  
 EXPIRES 12-31-06

3/14/06  
 DATE  
 12-8  
 13-7  
 27-2

SHEET 2 OF 2

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PLAT FOR  
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 RIVERSIDE, CALIFORNIA.